

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE  
MINUTES  
February 15, 2016**

The Dodge County Planning, Development and Parks Committee met on February 15, 2016, at 7:00 p.m. on the 1<sup>st</sup> Floor of the Administration Building, Juneau, Wisconsin.

Chairman Schaefer called the meeting to order. Roll Call was taken. Members present were Tom Schaefer, Allen Behl, Randy Grebel, Joseph Marsik and Janice Bobholz. The staff present at the request of the Chairman were Nate Olson and Joseph Giebel.

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Mr. Giebel noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

The agenda was reviewed. Motion by Randy Grebel to approve the agenda and allow the Chairperson to go out of order as needed to efficiently conduct the meeting.  
Second: Allen Behl    Motion carried.

**PUBLIC HEARING**

**Dodge County Drainage Board, agent for Neff Family Trust** – Request for a Conditional Use Permit under the Shoreland Protection Ordinance, Dodge County, Wisconsin to allow dredging within a navigable waterway associated with the clean out of an agricultural drainage ditch. The property is located in part of the SE ¼, NE ¼, Section 12, T11N, R14E, Town of Beaver Dam.

Motion by Janice Bobholz to approve the conditional use permit request to allow dredging within a navigable body of water associated with the clean-out of an agricultural draining ditch subject to the following conditions:

1. It shall be the responsibility of the applicant to obtain all other permits or approvals that may be required (e.g. Wisconsin Department of Natural Resources and/or U. S. Army Corps of Engineers) for the proposed project.
2. The clean-out project shall not exceed the original dimensions of the waterway (no increase in depth or bottom width), although sideslopes may be flatter than the original sideslopes if necessary to conform with modern erosion-control practices, provided that the sideslopes are not flatter than 2:1 (horizontal to vertical);
3. All disturbed areas shall be leveled and graded (as needed) and seeded to permanent vegetation as soon as possible to prevent erosion of silt/sediment into the waterway.
4. All spoil piles shall be seeded to permanent vegetation as soon as possible to prevent erosion of silt/sediment into the waterway.
5. All erosion control measures required by the applicable Federal, State, County and Local codes shall be in place and shall be maintained throughout the duration of the project in accordance with Best Management Practices.
6. All work shall be done in accord with the plans and specifications submitted on January 4, 2016.
7. The decision of the Committee is valid for one year.

Second by Randy Grebel    Vote 5-0    Motion carried.

## **PUBLIC HEARING**

**Request of the Dodge County Planning, Development and Parks Committee** to receive citizen and governmental input on the **Preliminary Plat of Christmas Tree View Subdivision, Leslie Huber, owner** in order to review its proposed design standards, improvements, its potential soil erosion and sedimentation problems which could affect the plat, the adjacent lands and waters, along with other considerations. The site is located in part of the SW ¼, SE ¼, Section 35, Town of Emmet, Dodge County, Wisconsin.

Motion by Joseph Marsik to lay over a decision on the preliminary plat request until June 15, 2016 in order to allow the developer additional time to complete the wetland delineation and floodplain studies and to obtain the necessary approvals of said studies.

Second by Randy Grebel      Vote 5-0      Motion carried.

## **ADMINISTRATIVE BUSINESS**

### **Economic Development**

#### **1. Community Development Block Grant (CDBG) – Housing Program Update;**

Nate Olson, Senior Planner, provided the Committee with an update on the status of the Dodge County Community Development Block Grant Housing program. This program is a loan program that is supported with federal grant funds. The primary purpose of the program is to provide loans to assist homeowners with needed home repairs. The program has been very popular and all available funds were quickly loaned out to citizen homeowners for home repairs projects.

Olson indicated that two years after the establishment of the program, the State overhauled the program. The new program required that any new CDBG grant funds to be channeled through regions, rather than allowing individual communities to acquire grant funds.

There are 7 different regions throughout the state. Dodge County is in the Southern Region along with Columbia, Jefferson, Kenosha, Ozaukee, Racine, Rock, Sauk, Walworth and Washington Counties. Columbia County is the lead county for the administration and distribution of funds. MSA professional Services Inc. was hired to help administer the program. Since there are still outstanding loans from 2010, Dodge County still administers/maintains the original CDGB grant files.

Informational sheets on the grants were reviewed with the Committee members.

#### **2. Collateral Subordination Agreement – Patriot Taxiway Industries, Inc.**

Nate Olson provided the Committee with an update on the proposed changes to the Collateral Subordination Agreement for the Patriot Taxiway Industries, Inc loan. Resolution #16-111 was reviewed by the Committee.

Motion by Randy Grebel to approve Resolution #16-111 which will allow the County Administrator and County Clerk to sign a Collateral Subordination Agreement with Associated Bank for the Patriot Taxiway Industries, Inc. loan.

Second by Joseph Marsik      Vote 5-0      Motion carried.

### **OTHER BUSINESS**

1. Consideration of an amendment to the Dodge County Land Use Code which would allow for the adaptive reuse of old barns for commercial use within an agricultural zoning district.

Mr. Giebel informed the Committee that the Department has received an after the fact request to allow for the conversion of an old barn structure into a commercial facility for social and recreational activities including but not limited to weddings, meetings or other social gatherings. The request also included the use of the property for overnight camping and other outdoor activities that would be associated with the event.

Mr. Giebel noted that the barn/property is located within the A-2 General Agricultural zoning district and that under the current Land Use Code regulations, the proposed use of a barn for social or other recreational activities on a commercial basis would be included within the "Recreation and Entertainment Indoor Category". In addition, this type of use is only allowed within the Commercial Zoning Districts.

Mr. Giebel also noted that it is becoming more common throughout the state for barn structures that are no longer associated with an agricultural use to be allowed to be rehabilitated and re-used for commercial type uses that would not normally be allowed within the agricultural zoning districts. He stated that since the barn structures are commonly found within an agricultural zoning district, the staff believes that it may be prudent at this time for the County to address these types of rehabilitation and reuse projects in the Code.

Mr. Giebel noted that at this time, the staff is asking for input from the Committee on whether it would be appropriate to amend the Land Use Code to specifically address the restoration and reuse of existing barns or other agricultural buildings into businesses that would not normally be allowed within the agricultural zoning districts.

The Committee directed the staff to prepare a code amendment for review by the Committee.


2. The minutes from the February 1, 2016 meeting were reviewed by the Committee.  
Motion by Joseph Marsik to approve the minutes as written.  
Second by Randy Grebel                      Vote: 5-0                      Motion carried.

3. No Committee Member Reports

4. No additional Per Diems

Motion by order of the Chair to adjourn the meeting.  
Meeting adjourned at 8:35 p.m.

Respectfully Submitted,

  
\_\_\_\_\_  
Allen Behl, Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.